

CITY OF SURREY

BY-LAW NO. 17488

A by-law to establish the local area service for water main extension to provide services to the parcels along 176 Street from BC Railway to Nicomekl River and along 48 Avenue west of 176 Street to #17188 – 48 Avenue, to authorize the construction, operation and maintenance of a water main and related appurtenances and service connections to service parcels within the local service area; to authorize the acquisition of all appliances, equipment, materials, real property, easements and rights-of-way required to construct, operate and maintain the local area service; to define the boundaries of the local service area; and to impose local service taxes.

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WHEREAS Council has been petitioned to construct a water main to service parcels along 176 Street from BC Railway to Nicomekl River and along 48 Avenue west of 176 Street to #17188-48 Avenue, pursuant to Section 212 of the Community Charter, S.B.C. 2003, c. 26;

AND WHEREAS the City Clerk has certified that the petition received for the works does constitute a sufficient petition signed by majority of the owners, representing at least half of the value of the parcels that are liable to be specially charged;

AND WHEREAS it is deemed expedient to grant the prayers of the petitioners in the manner hereinafter provided and proceed with the works;

AND WHEREAS the City's Local Area Service Policy R-6 dated May 2, 2005 provides that the cost of constructing water system extensions shall be recovered in whole from each of the existing parcels of land that will be served by the water system extension and the costs shall be apportioned by the frontage of each property;

NOW THEREFORE, the City Council of the City of Surrey ("the City"), in open meeting assembled, ENACTS AS FOLLOWS:

1. This By-law shall be cited for all purposes as "Local Area Service Water Main Extension (Project # 1211-901) By-law, 2011, No. 17488".
2. A water main, together with the necessary related appurtenances and service connections ("the Works") shall be constructed to service parcels along 176 Street from BC Railway to Nicomekl River and along 48 Avenue west of 176 Street to #17188 – 48 Avenue, as shown in Schedule A, which is attached to and forms part of this By-law.
3. The local service area of the City for the benefit of which the Works are to be established, operated and maintained is defined as the area outlined in Schedule A.

4. The costs for the Works will be 100% recovered as a local service tax imposed on the properties within the local service area. The costs are apportioned among the properties within the local service area by the frontage of each property, pursuant to the provisions of the City's Local Area Service Policy R-6 dated May 2, 2005, the details of which are set out in Schedule B, which is attached to and forms part of this By-law.
5. The General Manager, Engineering, has compiled the report and estimates of the costs relating to the Works as shown in Schedule B.
6. The General Manager, Engineering is directed to have the necessary plans and specifications for the Works prepared and to have the Works carried out or to provide the specifications necessary for the preparation of a contract to construct the Works, or any part thereof.
7. The General Manager, Finance & Technology may, subject to the approval of Council, agree with any bank or person for temporary advances of money to meet the cost of the Works pending the completion of the Works.
8. The Mayor and City Clerk are authorized to cause a contract for the construction of the Works to be made and entered into with some person or persons, firm or corporation, subject to the approval of Council to be declared by resolution.
9. The Works shall be carried out under the supervision and according to the directions of the General Manager, Engineering.
10. The General Manager, Finance & Technology upon completion of the Works shall prepare a certified statement setting out the final cost of the Works and submit the statement to Council.
11. The General Manager, Engineering shall prepare a revised Schedule B setting out the final cost of the Works and apportionment within the local service area and bring forth to Council the revised schedule as an amendment insertion to this By-law.
12. Upon Council's adoption of the revised Schedule B, the General Manager, Finance & Technology shall impose a local service tax on the owners of properties within the local service area as a parcel tax, as shown in Schedule B.
13. Upon Council's approval of the revised Schedule B with final costs, the City Clerk is authorized to append it to this By-law and it shall then form part of this By-law, superseding the original Schedule B with estimated costs.
14. When the works are completed, the Collector shall prepare an assessment roll for each property within the local service area.
15. The local service tax on each parcel shall be payable by fifteen (15) annual installments and shall be levied pursuant to the provisions of the City's Local Area Service Policy R-6, the details of which are set out in Schedule B.

16. Owners whose parcels are subject to the local area service tax under this By-law may commute the special charges imposed on them by making a payment in cash in the sum of the outstanding aggregate principal amount without further interest or penalty.

PASSED FIRST READING on the 3rd day of October, 2011.

PASSED SECOND READING on the 3rd day of October, 2011.

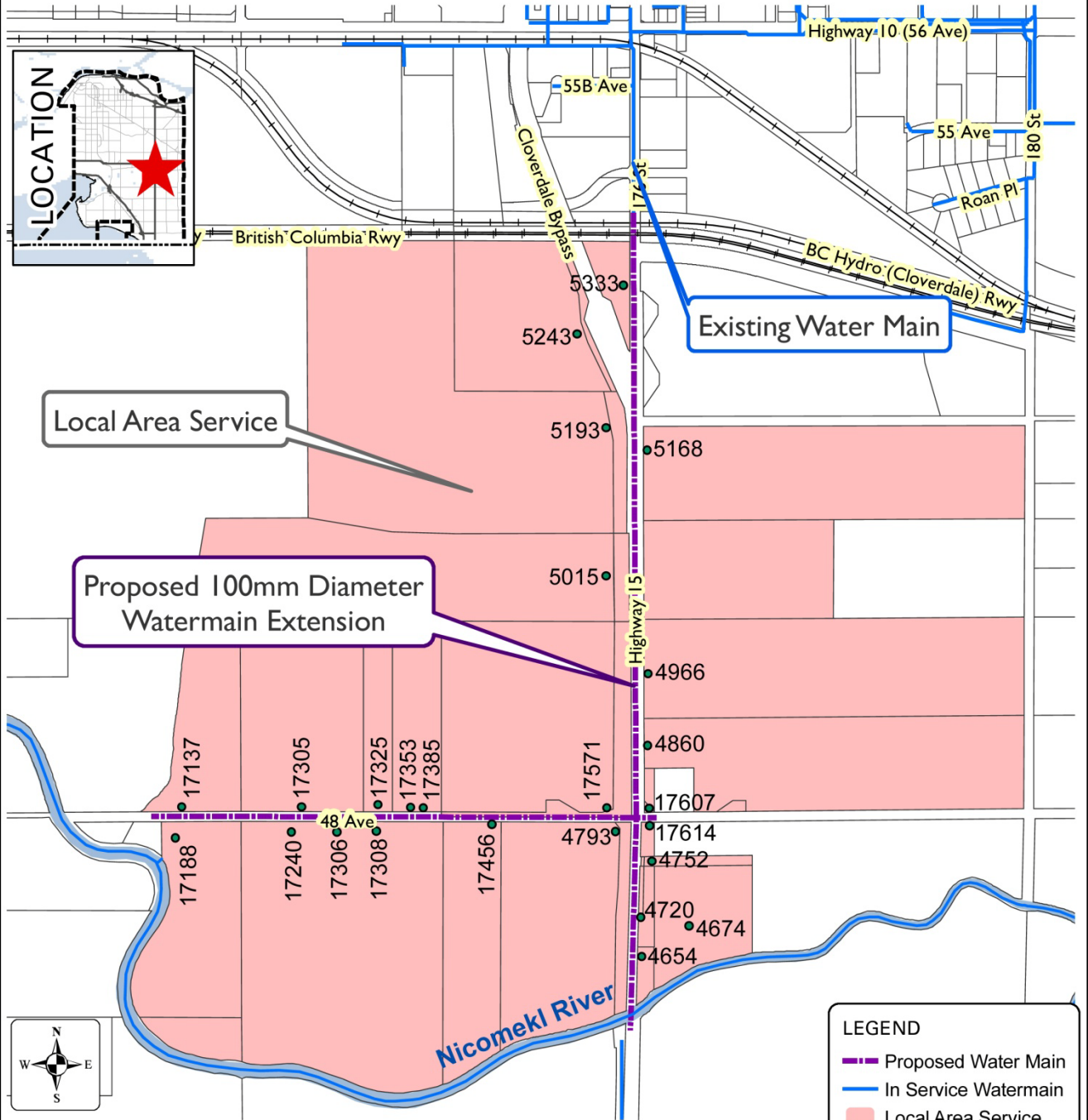
PASSED THIRD READING on the 3rd day of October, 2011.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 17th day of October, 2011.

_____MAYOR

_____CLERK

SCHEDULE A PROJECT 1211-901



Produced by GIS Section: July 11, 2011, JJR



Local Area Service 1211-901
Watermain Extension on 176 St from
BC Railway to Nicomekl River and West on 48 Ave

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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CorporateReports\Eng-Utilities\
LAS1211-901WatermainExtension_SorinaMirea_By-law.mxd

CITY OF SURREY

ENGINEER'S REPORT (*)

LOCAL AREA SERVICE - WATER MAIN EXTENSION
By FORMAL PETITION

Pursuant to Section 212 of the Community Charter, I wish to advise in regard to the following work resolved to be undertaken as a Local Area Service.

Location: Water Main Extension along 176 Street from BC Railway to Nicomekl River and along 48 Avenue west of 176 Street to #17188 – 48 Avenue, as shown in Schedule A.

Total Estimated Cost	\$ 763,000(*)
Estimated Service connection Cost per property	\$4,000(*)
Total Frontage of the Properties in the Local Service Area	3,933.54 m
Cost Per Linear Metre for the LAS Cost Share	\$170.58(*)
Amortization Period	15 years
Annual Interest Rate	6.25%(*)

Cost Distribution

House	Address		Adjusted Frontage	Total Costs Per Lot	Annual payment over 15 years
	Road	PID			
5333	176 ST	024-697-893	57.35	\$ 13,783.01	\$1,442.41
5243	176 ST	025-420-780	118.62	\$ 24,234.71	\$2,536.19
5193	176 ST	005-378-885	293.44	\$ 54,056.27	\$5,657.06
5015	176 ST	005-378-893	211.36	\$ 40,054.79	\$4,191.78
17571	48 AVE	013-009-001	352.05	\$ 64,054.22	\$6,703.35
17353	48 AVE	013-008-943	100.43	\$ 21,131.79	\$2,211.47
17325	48 AVE	002-612-445	92.07	\$ 19,705.36	\$2,062.19
17305	48 AVE	010-821-856	251.46	\$ 46,895.14	\$4,907.63
17137	48 AVE	008-643-601	207.19	\$ 39,343.37	\$4,117.33
17188	48 AVE	007-843-542	163.40	\$ 31,873.65	\$3,335.62
17240	48 AVE	013-259-245	414.75	\$ 74,749.17	\$7,822.59
17456	48 AVE	013-259-172	124.95	\$ 25,314.09	\$2,649.15
4793	176 ST	013-259-211	247.43	\$ 46,207.34	\$4,835.66
4654	176 ST	013-254-618	121.05	\$ 24,648.89	\$2,579.54
4720	176 ST	011-031-484	165.41	\$ 32,216.36	\$3,371.48
4752	176 ST	005-875-901	50.00	\$ 12,529.22	\$1,311.20

Address			Adjusted Frontage	Total Costs Per Lot	Annual payment over 15 years
House	Road	PID			
17614	48 AVE	011-031-476	50.00	\$ 12,529.22	\$1,311.20
17607	48 AVE	001-348-426	50.00	\$ 12,529.22	\$1,311.20
4860	176 ST	011-105-691	197.69	\$ 37,721.97	\$3,947.65
4966	176 ST	011-105-674	202.97	\$ 38,622.65	\$4,041.91
5066	176 ST	011-105-569	203.36	\$ 38,690.20	\$4,048.98
5168	176 ST	011-105-704	195.26	\$ 37,307.96	\$3,904.32
4674	176 Street	013-254-626	63.32	\$ 14,801.40	\$1,548.98
			3,933.54	\$ 763,000.00	

(*) All costs are estimates only. A revised Engineer's Report with the actual final cost and the appropriate interest rate for amortization will be prepared upon completion of the work.